



MANAGEMENT CERTIFICATE
for
Atlanta Street Villas Association of Owners, Inc.
Amended: 5/15/2023

The Atlanta Street Villas Association of Owners, Inc. ("Association"), a Texas Non-Profit Corporation and Property Owners' Association, hereby files this management certificate as required by Section 209.004 of the Texas Property Code. This Management Certificate, dated 5/15/2023, supersedes any Management Certificate previously filed by the Association.

1. Name of Subdivision:

The formal name of the project is "Atlanta Street Villas Condominiums". The Atlanta Street Villas Condominiums are a 4-unit condominium complex physically located at 601 Upson Street, Units A through D, Austin TX 78703 in Travis County, Texas.

2. Name of Association:

Atlanta Street Villas Association of Owners, Inc.

- ❖ Any reference to ASV in this document is the Atlanta Street Villas Association of Owners, Inc.

3. Recording Data for the Subdivision:

The Atlanta Street Villas Condominiums includes the real property located in the City of Austin, County of Travis, State of Texas described as follows:

*All of Lots 8A and 9A, Block 3, Johnson's Creek Subdivision: Resubdivision of Lots 8 and 9, Block 3
CHARLES JOHNSON ADDITION, a Subdivision in Travis County, Texas, according to the map or plat
thereof recorded in document No. 200200051 of the Travis County Official Public Records.*

3.A Plats

- Date Filed – Travis County Clerk 02/02/2002
- Document Number – Travis County Clerk 200200051

3.B Easements and Restrictions – Driveway Ingress/Egress

- Date Filed – Travis County Clerk 02/20/2002
- Document Number – Travis County Clerk 2002031871

4. Recording Data for the Declarations and Amendments:

4.A Original Declarations

- Date Filed – Travis County Clerk 06/30/2004
- Document Number – Travis County Clerk 2004125006

4.B Original Community Manual

- ❖ Articles of Incorporation
- ❖ Bylaws
- ❖ Assessment Collection Policy
- ❖ Fine Policy
- Date Filed – Travis County Clerk 01/24/2013
- Document Number – Travis County Clerk 2013014099

4.C Amendments

4.C-1 11/17/2022 Amended to Bylaws

- ❖ Article 9.03 – Change of quorum requirements for ASV Board Members from 67% to 50%
- ❖ Article 5.03 – Change of quorum requirements for ASV Members from 75% to 25%
- ❖ Article 6.02 – Change ability to call Special Meeting of Members by Members from 75% to 50%
- ❖ Article 7.02 – Change of Director terms from one (1) to two (2) years.
- ❖ Article 10.02 – Change of Officer terms from one (1) to two (2) years.
- Date Filed – Travis County Clerk 05/04/2023
- Document Number – Travis County Clerk 2023048285

5. Name and Mailing Address of the Association (Registered Agent):

The Registered Agent on file with the Texas Secretary of State is:

Lee Cobb
800 W. 5th Street, Apt. 1008
Austin, TX 78703

6. Contact Information for the Association's Representative:

The Contact information of the designated representative of the Association is:

Atlanta Street Villas COA
C/O Matthew Rudge
518 Atlanta Street
Austin, TX 78703
512.473.2822
matt.rudge@gmail.com

7. Property Transfer Fees:

The current fee charged by the Association relating to resale is \$125.

8. Other Information

8.A Johnson Creek Neighborhood Committee (JCNC)

- ❖ The Atlanta Street Villas Condominiums share certain amenities, utilities, and easements with 4 single family homes at 506-518 Atlanta Street known as the Estates of Johnson's Creek Homes.
- ❖ Together, the Atlanta Street Villas Condominiums and the Estates of Johnson's Creek Homes make up the private neighborhood known as the Estates of Johnson Creek.
- ❖ The Board of Directors has formed an ongoing joint neighborhood committee with the Estates of Johnson's Creek Homeowners Association Board of Directors known as the *Johnson Creek Neighborhood Committee*.
- ❖ The Johnson Creek Neighborhood Committee meets yearly to discuss matters concerning the shared neighborhood including, utilities, capital improvements, maintenance and repairs, groundskeeping, reserves for future expenses, and any quality-of-life issues affecting the neighborhood as a whole.
- Johnson Creek Neighborhood Committee (JCNC) 2013 Charter Available upon Request

Executed on this 25 day of May, 2023.

Atlanta Street Villas Association of Owners, Inc.

By: Matthew Rudge

Printed Name: MATTHEW RUDGE

Title: SECRETARY

This Management Certificate does not purport to identify every publicly recorded document affecting the Atlanta Street Villas Condominiums, or to report every piece of information pertinent to the project. This Management Certificate provides information sufficient to correctly identify the project and its current dedicatory instruments.

THE STATE OF TEXAS

COUNTY OF TRAVIS

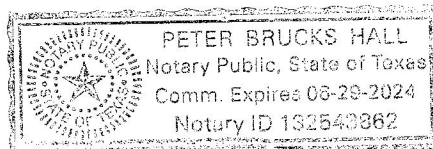
This instrument was acknowledged before me on 25 day of MAY, 2023,

By MATTHEW RUDGE, as SECRETARY of the Atlanta Street Villas Association of Owners, Inc., a Texas non-profit corporation, on behalf of said corporation.

Peter Brucks Hall
Notary Public Signature

AFTER RECORDING RETURN TO:

Matthew Rudge
518 Atlanta Street
Austin, TX 78703
matt.rudge@gmail.com



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2023059084

May 30, 2023 03:30 PM

Fee: \$34.00

ESPINOZAY